

Lincolnville 04849

ZIP code · ME · Maine · Waldo County

BUYER'S MARKET

\$405K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

42

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



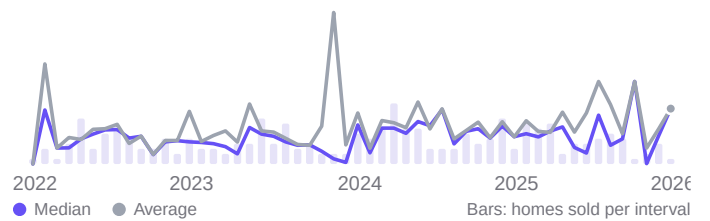
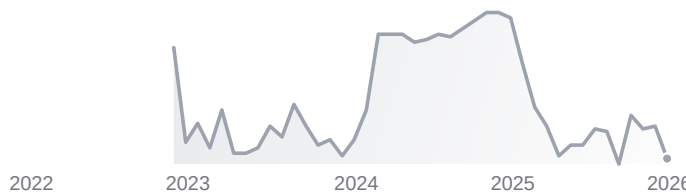
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$769K · Average \$769K

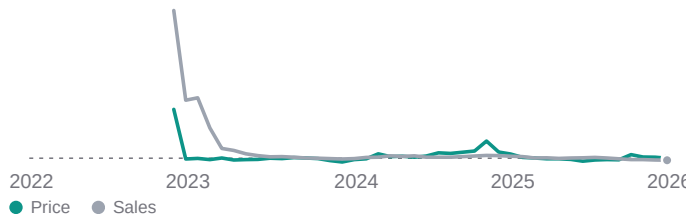


Growth (year over year)

Price -0.6% · Sales -35.4%

Price per square foot

\$124/ft²

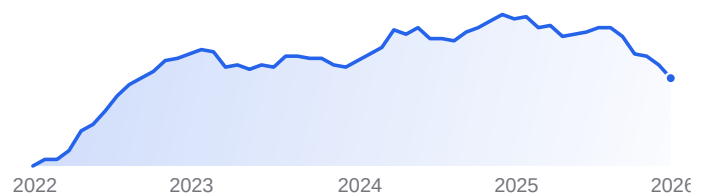


Sale premium vs estimated value

+18.2%

Annual turnover (share of homes sold)

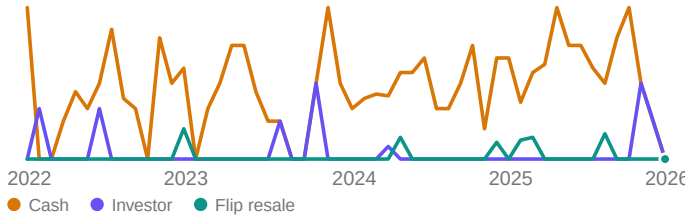
2.2%



BUYERS & OUTCOMES

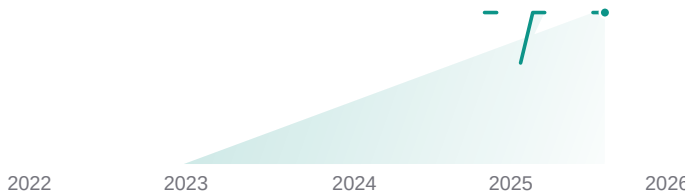
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

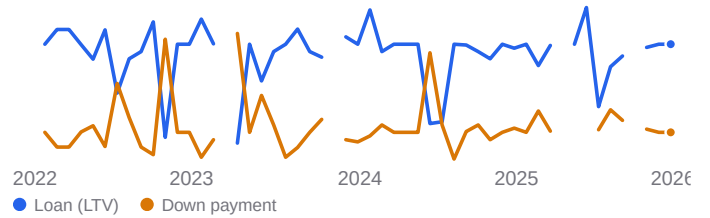


Median annualized return at resale

+2.3%

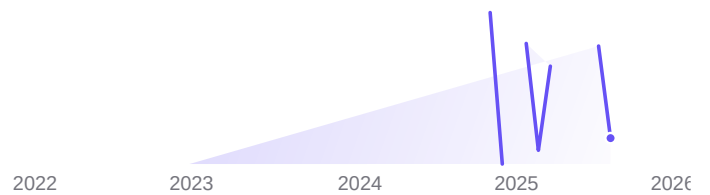


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



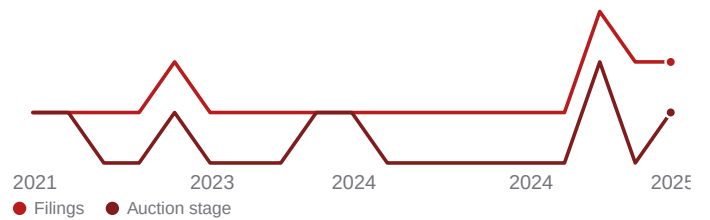
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,907
Median value (AVM)	\$405K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1990
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.2%
Owner occupied	71%
Company owned	9.4%
Median loan-to-value	36%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,134
Density	52 / mi²
Median household income	\$77K
Average household income	\$99K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	56
Homes occupied	65%
Bachelor's or higher	33%
Poverty rate	7.6%
Unemployment	1.0%
Average temp	45°F
Annual precip	49 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.